

CROCKETT SCHOOL

WILLOW AVENUE

RESTWOOD ADDITION
LOT 4, BLOCK 12
99/60

DOERGE SUBDIVISION

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JUN 2 8 2006

CITY LANDSCAPING REQUIREMENTS:

TOTAL DEVELOPMENT AREA = 31,000 SF
AREA REQUIRED @ 8.0% = 2,480

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TREES REQUIRED

AREA REQUIRED @ 1/2 TOTAL AREA 1,240
CANOPY TREE AREA REQUIRED 50% 620
NON-CANOPY TREE AREA ALLOWED @ 50% 620
CANOPY TREES REQUIRED @ 400 SF/ TREE 2
NON-CANOPY TREES ALLOWED @ 100 SF/ TREE 6
CANOPY TREES PROVIDED @ 400 6
(EXIST. OAK @ 20" DIAM. AND LARGER)
NON-CANOPY TREES TO BE PROVIDED 0
TREE AREA PROVIDED 2,400

SHRUBS REQUIRED

AREA REQUIRED @ 1/2 TOTAL AREA 1,240
SHRUBS REQUIRED @ 10 SF/ SHRUB 124
SHRUBS PROVIDED 124
SHRUB AREA PROVIDED 1,240

TOTAL AREA PROVIDED = 3,640

PLANT SPECIES AND LOCATION SHOWN BY LS PLAN

EXIST-TO REMAIN
30.5'X20.5' PRIVATE GARAGE

EXIST-TO REMAIN
CONC WALKWAY

CONC DRIVE, ETC
TO BE REMOVED

S I T E P L A N

MISC. SITE DATA

- * NUMBER OF STORIES - 1
- * ROOF OVERHANGS - 2' MAX
- * A/C UNIT PADS - 2 AT GROUND LEVEL
- * LOCATION OF EXISTING UTILITIES ARE SHOWN
- * LOCATION OF EXISTING FIRE HYDRANTS ARE CALLED
- * BUILDING HEIGHT LESS THAN 22 FT.

SITE COVERAGE SUMMARY

- * TOTAL LAND AREA, OWNED = 47,076 SF
- * PHASE 1 DEVELOPMENT AREA = 31,000 SF
- * PRE-DEV. PHASE 1 COVERED (IMPERVIOUS) AREA = 710 SF
- * POST-DEV. PHASE 1 COVERED (IMPERVIOUS) AREA = 16,490 SF
- * PHASE 1 COVERED (IMPERVIOUS) AREA = 53.2%
- * TOTAL LAND COVERED (IMPERVIOUS) AREA = 35%

LANDSCAPING

- * LANDSCAPING SHOWN BY SEPARATE SHEET
- * MANDATORY LANDSCAPING ANALYSIS SHOWN THIS SHEET

PARKING

- * BUILDING USE - FOOD CATERING (NO DINE IN)
- * CITY REQUIREMENT @ 0.5/ EMPLOYEE
- * EMPLOYEES = 10 MAX.
- * PARKING SPACES REQUIRED - 5
- * PARKING SPACES PROVIDED - 10

FIRE PROTECTION

- * PROVIDE CURB MARKING AS REQUIRED BY THE CITY OF BRYAN
- * FIRE HOSE LAY 800' (HOSE LAY SHOWN THIS SHEET) (28)

ZONING

- * RETAIL

FLOOD PLANE

- * NONE OF THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE 100 YEAR FLOOD PLANE AS DEFINED BY FEMA MAP #48041C0141C DATED JULY 1992.

STORMWATER DRAINAGE

- * STORMWATER TO BE MANAGED WITHIN THE CITY OF BRYAN
- * STORMWATER MANAGEMENT ORDINANCES.
- * DETENTION POND PROVIDED ON DEVELOPMENT SITE.
- * DISCHARGE TO STREET SURFACE (NO U.G. STORM DRAINS AVAILABLE)

SITE GRADING & DRAINAGE

- * SEE SHEET C1

BENCHMARK: ELEV.93.99

SEE SHEET C1

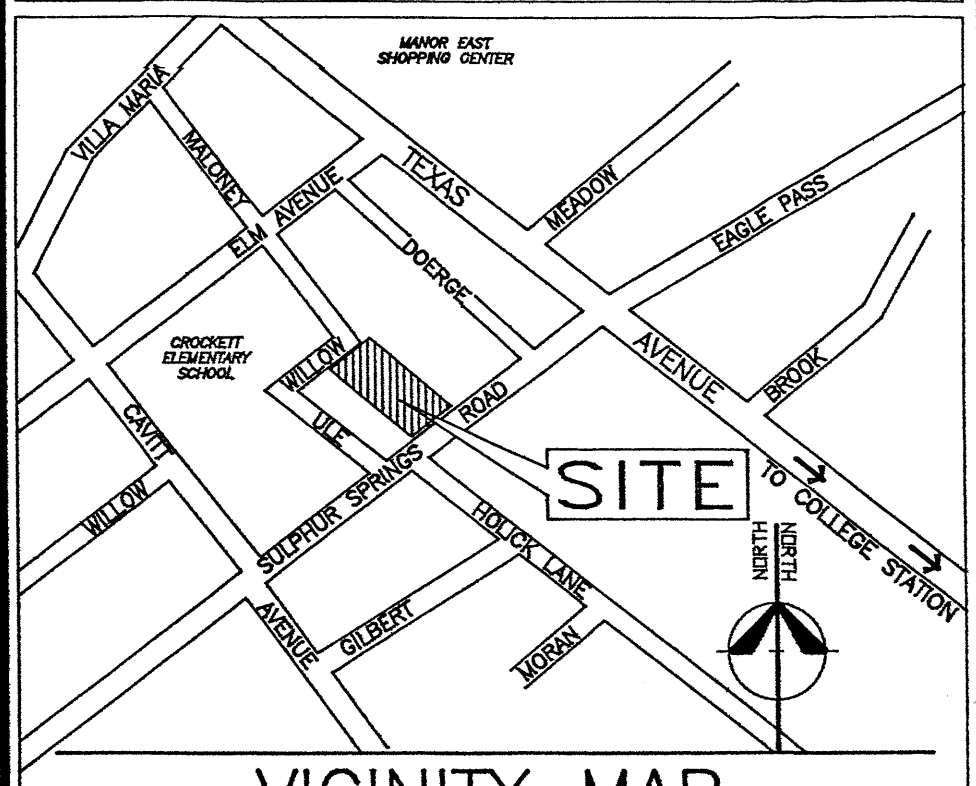
LEGAL DESCRIPTION * LOTS 6,7,8 DOERGE SUBDIVISION

LEGEND

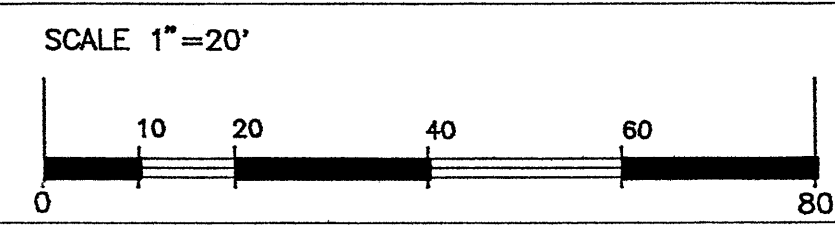
- 1 REMOVE EXISTING CONCRETE CURB (72") - NEW CONC DRIVE
- 2 NEW 5" THK. CONC PAVING W/ #4 BARS @ 18" O.C. BOTH WAYS
- 3 NEW 6" THK. CONC DRIVEWAY W/ #4 BARS @ 12" O.C. BOTH WAYS
- 4 NON-CURBED PAVING EDGE. 12" THICK W/2-#4 CONTINUOUS
- 5 SIDEWALK WHEELCHAIR RAMP (ADA STANDARDS/ 1:12 MAX SLOPE)
- 6 6" CONCRETE CURB
- 7 TAPERED CURB END
- 8 ROOF DOWNSPOUTS DRAIN TO PAVING SURFACE
- 9 ROOF DOWNSPOUTS TO SPLASH BLOCKS / THEN TO GRASS
- 10 BOLLARDS - 6" PIPE W/CONC FILL
- 11 PLANTER AREA. FILL AND GRADE.
- 12 FILL & GRADE 5' OUT FROM ALL NEW CONC. WALKS & PAVING. MATCH TOP OF CURB & SLOPE TO NATURAL GRADE.
- 13 4" WIDE PAINTED PARKING LOT STRIPES
- 14 NEW 5" THK. CONC PAVING W/4 BARS @ 12" O.C. BOTH WAYS
- 15 BUILDING SETBACK LINE.
- 16 HANDICAPPED PARKING SIGN
- 17 WOOD SCREENING FENCE - ALONG DEVELOPED PROPERTY FENCE TO MEET CITY ZONING ORDINANCE REQUIREMENTS
- 18 HANDICAPPED PARKING. PAINTED SYMBOL
- 19 SS GREASE TRAP (300 GAL) AND SAMPLING WELL
- 20 4" PVC SANITARY SEWER LINE (TO EXISTING SS LINE @ STREET)
- 21 2" PVC WATER SERVICE LINE (METER AT STREET)
- 22 STORMWATER DISCHARGE W/ 2 - 6" BOLLARDS
- 23 PROPOSED TRANSFORMER PAD
- 24 TELEPHONE SERVICE CONDUIT. CONTRACTOR TO FURNISH AND INSTALL. 4" PVC CONDUIT W/ PULL STRING & STUB UP NEAR ELECTRICAL TRANSFORMER PAD.
- 25 4" BLDG. SANITARY SEWER DISCHARGE TO SS LINE DOWNSTREAM FROM GREASE TRAP AND SAMPLING WELL. (ALL SANITARY CONNECTIONS TO BE BELOW SAMPLING WELL.)
- 26 TRASH ENCLOSURE & DUMPSTER
- 27 STORMWATER DETENTION STRUCTURE. SEE SHEET C2 FOR DETAILS
- 28 SIGN - "SERVICE VEHICLES ONLY"
- 29 GAS SERVICE LINE AND METER (TO BE SIZED BY GAS CO)

GENERAL CONSTRUCTION NOTES

1. ADJACENT PROPERTY EDGES TO BE PROTECTED AND RESTORED TO ORIGINAL CONDITION IF NEEDED.
2. EXISTING TREES THAT ARE TO BE SAVED ARE TO BE FENCED AS SHOWN BY LANDSCAPING PLAN
3. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS
4. IT IS THE CONTRACTORS RESPONSIBILITY TO COORDINATE AND OBTAIN NECESSARY INSPECTIONS
5. ALL TRENCHING GREATER THAN FIVE (5) FEET IN DEPTH SHALL BE ACCOMPLISHED IN COMPLIANCE WITH REGULATIONS ESTABLISHED IN THE OSHA - SAFETY AND HEALTH REGULATIONS, PART 1926. SUPPORT P- EXCAVATIONS TRENCHING AND SHORING; AS CURRENTLY REVISED AND AMENDED



VICINITY MAP NTS



NONE

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SITE PLAN

BUPPY'S CATERING
506 SULPHUR SPRINGS ROAD
BRYAN, TEXAS

SHEET NUMBER:

SP

ISSUE DATE: 3/21/97